



103B Station Road, New Milton, BH25 6JP

£429,950

Mitchells
1963 — TODAY



*103B Station Road
New Milton
Hampshire
BH25 6JP*

A superb three bedroom semi-detached house constructed in 2021 and presented in show home order throughout. The property is situated in a convenient central location and benefits from beautifully landscaped gardens, a superb large kitchen/dining room, an en-suite shower room to the master bedroom, a useful garden building, off road parking for two vehicles and the property was constructed by highly regarded local developers, Moortown Properties, to their usual excellent standard of specification and stylish design.

- Sitting Room
- Kitchen/Dining Room
- Utility/Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Off Road Parking
- Landscaped Gardens



The Property

Sitting room with attractive timber effect flooring, a double aspect, an outlook to the front over the superbly landscaped garden, glass and timber staircase to the first floor and a useful large understairs storage cupboard.

Stunning large kitchen/dining room fitted with a range of high quality units with soft closing drawers and doors and a light stone worktop with an undermounted one and a half bowl sink unit with a mixer tap over, integrated dishwasher, twin electric oven, five burner gas hob, extractor, fridge and separate freezer, pull out larder cupboard, attractive timber effect flooring, ample room for dining table, recess ceiling spotlights, twin casement doors onto the patio and rear garden and under cupboard lighting.

Utility/cloakroom with a further range of wall and base units with a stone effect worktop and an inset sink unit with a mixer tap over, space and plumbing for a washing machine, WC, chrome ladder style heated towel rail, timber effect flooring, UPVC double glazed door to outside and a wall mounted Worcester gas fired boiler concealed in cupboard.

First floor landing with trap to the roof space, recess ceiling spotlights, light tube providing natural light and airing cupboard.

Three bedrooms with the master bedroom benefitting from twin high level double glazed Velux windows providing an abundance of natural light.

Luxury en-suite shower room fitted with a modern white suite comprising a fully tiled shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, timber effect flooring, chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan.

Family bathroom fitted with a luxury white suite comprising a panel bath with a mixer tap and independent shower over and glass shower screen, wash basin with storage beneath, WC, timber effect flooring, recess ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.





Gardens & Grounds

The property sits on a beautifully landscaped plot with the front garden laid mainly to decorative slate with an abundance of conifers and shrubs, an Indian sandstone pathway leads to the front door and covered entrance porch and a timber gate provides side access.

Adjoining the rear of the property is a further area of Indian sandstone patio with a decorative brick edging with the remainder laid predominantly to artificial grass for ease of maintenance along with decorative slate borders, a timber gate providing rear access and a useful modern garden building with a UPVC double glazed window and door and which could easily be converted into a home office, etc., if required.

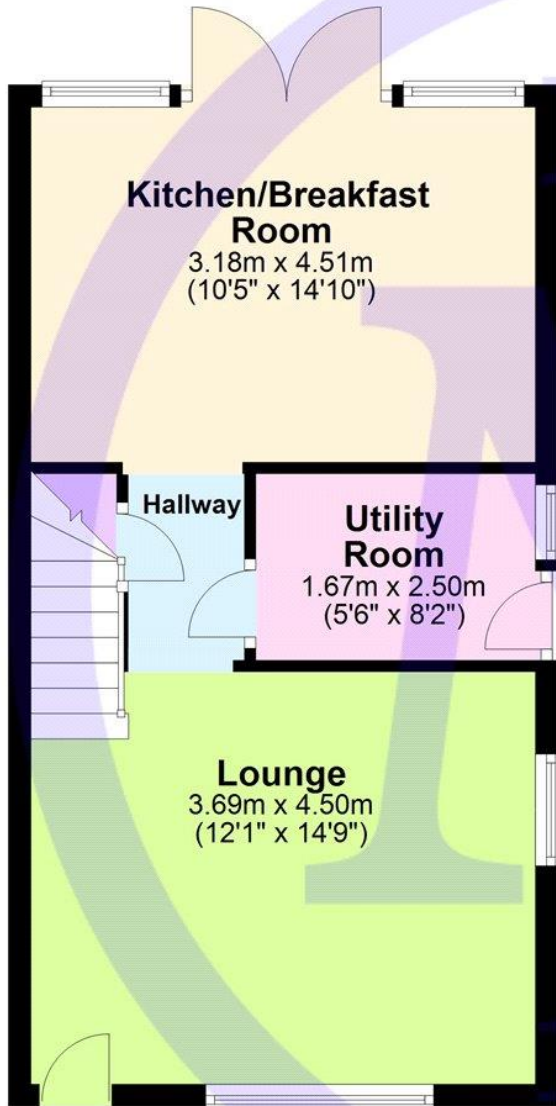
The property also benefits from two allocated parking spaces.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating B

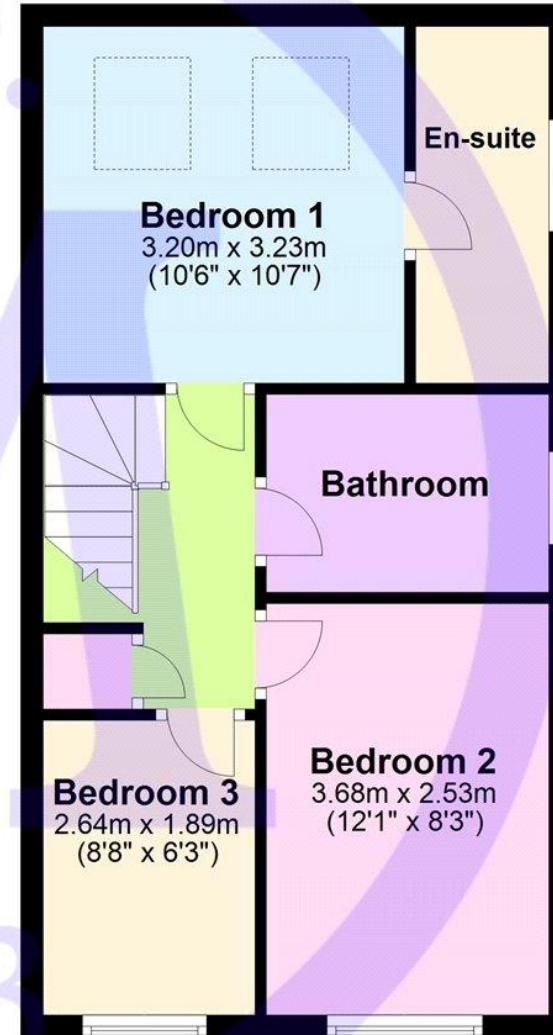
Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser."

Plan produced using PlanUp.

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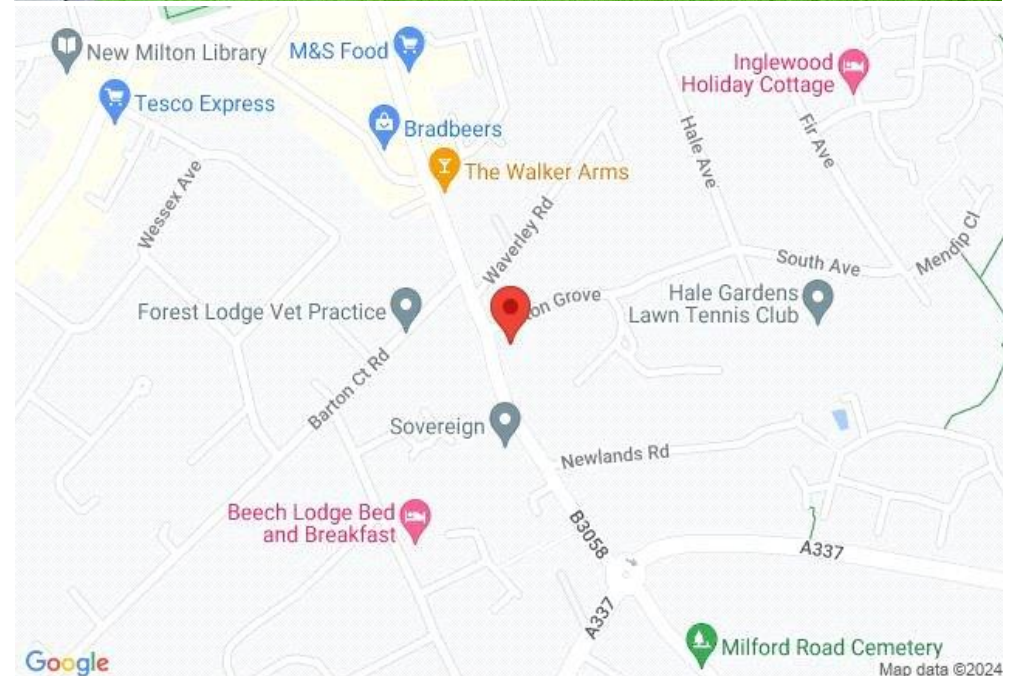


Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road where the property will be found on the left hand side just passed the junction of Milton Grove.





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